

DIG PROFITS FOR YEAR'S BUYERS OF OUTSIDE LOTS

Experts Figure That Over
\$25,000,000 Will Go to
Early Investors.

Small buyers of suburban lots are expected to make more than \$25,000,000 in profits this year.

Most of the big profits will go to those who are investing their savings in lots rather than in bank books. The lot buyers, according to current estimates, will make nearer 40 per cent. than the four per cent. which the banks pay. In other words, their \$25,000,000 profits will be ten times more than they would get from interest on bank deposits. That the year will bring big profits to early lot buyers is indicated by the results of the opening auction sales. Prices under the hammer for Bronx lots have been lower than had been forecast by expert appraisers. They say the reason lies chiefly in the fact that the public is examining closely and critically every parcel offered, at the same time holding back for bargains. Small investors who are looking for a better place than banks for their savings are not buying anything that comes along. They are taking nothing except at lowest possible prices, and figures established by their auction bidding have anchored the market temporarily at rock bottom.

Profit for Auction Buyers.
Several buyers at auction have taken good profits already. Others have refused tempting chances. On the Hunt's Point tract in particular have belated outsiders paid considerably higher than the prices at which the lots were sold at auction.

One buyer at the Joel Wolfe tract sale, two weeks ago, has made affidavit that he bought one lot at \$75 and sold it a few days later for \$150; two others at \$25 each and sold them at \$40 each.

**J. C. DAVIES IS
HEAD OF BRONX
BROKERS' BOARD.**



He is president also of the Real Estate Association of New York State, a prominent member of the New York Board of Brokers and one of the most active supporters of the new Land Title Registration law.

\$450 each. More than a score of buyers at the Lohbauer Park sale this week have refused offers showing them from 10 to 30 per cent. profit.

Offer White Plains Lots.
Near the railroad station at North White Plains, Auctioneer George W. Hard will offer the Todd property on Saturday, June 6, at 2 o'clock. The neighborhood is improving rapidly.

An North White Plains lot is to be a terminal of the New York Central electric service, lots in that section are becoming popular. There is a service of fifty trains a day.

Big Work at Harmon.
In the same section is the North White Plains development of Wood, Harmon & Co. And the same operators are rushing work on their Hudson River city, Harmon, at the electric terminal of the other division, Clifford B. Harmon's confident that New York's growth will bring the northward line until it overruns Westchester.

Lot buying at Harmon reached \$30,000 last week. Total sales to date have exceeded \$1,000,000. An other large crowd will go to Harmon to-morrow on a special train, which will leave the Grand Central station, Lexington avenue terminal, at 11:55 o'clock. It will stop at One Hundred and Twenty-fifth street ten minutes later. Agents with free tickets will be at the station.

Buy Brooklyn Homes.
Wood, Harmon & Co. have started a lively home-buying movement, too, on their South Plains properties in Brooklyn. They intend to widen the field until all the country between Coney Island and the crowded Brooklyn sections has been built over with pretty homes.

South Marlboro, Kingsboro, Rugby and Kensington are feeling the new energy of home-buyers and home-builders. William B. Harmon says that there will be a national upward movement in real estate soon, and that all good properties must seek a higher price level in proportion to their net income.

By Auto to Port Washington.
Chas. H. Stockwell, president of the Brookville Automobile Club, says that a unique excursion to Port Washington Park, Port Washington, L. I., last Sunday.

With twenty guests he made the trip in a specially chartered touring car. It proved so pleasant and profitable that he promises to run one every Sunday from the New York office at 1 o'clock.

Free Trips to Jersey.
Rayway Estates will be visited by several hundred people to-morrow. The Kline Realty and Improvement Company will run an excursion train from the Cortlandt and Twenty-third street car on the Pennsylvania

REAL ESTATE FOR SALE—
BROOKLYN.

REAL ESTATE FOR SALE—
BROOKLYN.

REAL ESTATE FOR SALE—
BROOKLYN.

REAL ESTATE FOR SALE—
BROOKLYN.

REAL ESTATE FOR SALE—
BROOKLYN.



The Rent Payers.



JUST NEXT CONEY ISLAND
SOUTH MARLBORO

To the Four Million Homeless New Yorkers

How many people of the four million in New York City *would like* to own their own homes? Now, mind you, we don't ask how many *expect* to own them, or even intend to try. For it must be admitted that most people in New York consider home ownership a practical impossibility. The question is simply this: How many people are there in New York who would prefer to live in their own homes rather than a flat if they could have their desire gratified?

Once in a while a man develops an idea that revolutionizes a city or a country. We have worked out an idea that possibly may revolutionize the lives of many thousand New Yorkers. It is, practically speaking, a method by which you can buy a home without capital. Not vacant lots only, mind you, but an actual house to live in, on a five-cent fare, and within the city of New York and all its advantages.

You can read in this paper a half dozen advertisements that claim to sell you a house upon exactly the same conditions as rent, but they ask large first payments. Now, if you can raise \$100 in cash within the next year and a half, we can put you in a way of getting just such a home as you want (within reasonable limits) on any one of our twenty thousand Brooklyn lots. Of course, if twenty thousand people rose up in a day and wanted to accept this offer it would be impossible to gratify them, but we propose to try it out with 100 houses, anyway. We make this offer first on South Marlboro, and we will build 100 houses for 100 persons upon a cash payment of \$100 down, but only after we have had a chance to get acquainted with them.

This advertisement will probably sell out the balance of our South Marlboro lots immediately, so we would suggest that you sit down without delay and write for our booklet called "100 Houses for 100 People for \$100 Down," but it is also essential to visit South Marlboro without delay. You will see real estate going with a whirl if you do.

South Marlboro is a hard times property at hard times prices, and we are doing the biggest business of our lives. Why? Because we are selling lots at one-half the price of property adjoining. 100 persons can get 100 homes for \$100 down.

DON'T YOU WANT ONE? South Marlboro

BUSINESS -- HOME -- BUNGALOW SITES
12 Lines of Transit
Beach Only a Few Blocks Away
Lots \$590--\$690; a few higher; \$10 first payment; \$7 per month
TITLE INSURED FREE
FREE DEED IN CASE OF DEATH

How to Get There by Elevated
From Manhattan end of Brooklyn Bridge or downtown section of Brooklyn
Take
Fifth Ave. El. (Culver Line)
Ask Conductor to Let You Off Ave. W

How to Get There by Trolley
Take any of the following trolley lines marked Coney Island:
Reid Avenue, Nostrand Avenue, Union Street, Tompkins and Lorimer, Fiftieth Street.
Ask the Conductor to let you off at Ave. W.

Write to us for fascinating pamphlet called
"100 Homes for 100 People for 100 Dollars Down."
Name
Address (W)

Property Office Open Every Day, Including Sunday, 9 A. M. Till Dark. Car Fares Refunded

WOOD, HARMON & CO.

Main Office: 261 Broadway, New York
Phone 6570 Cortlandt

Brooklyn Office: 1376 Broadway
Phone 614 Bushwick

Railroad at 2 o'clock. Visitors last Sunday bought \$500 worth of lots. Sunday brought a full set without a receipt over 300 persons. Their special train on the Pennsylvania Railroad will leave the Cortlandt at 2 o'clock. It will leave the Cortlandt at 2 o'clock. It will leave the Cortlandt at 2 o'clock.

DENTISTRY.
TEETH.
If you have three or four teeth I will insert a full set without a plate. You can have this done. Examination of your teeth free.
Bridge Work, per Tooth, \$5.00.
TEETH
\$4-\$7-\$8-\$10
GUILSHAN
N. E. Cor. 125th St. and 8th Ave.
Entrance, 271 W. 125th St.

STEAMBOATS.
PATTEN LINE
LUNDS, HARRIS AND BARKER
SUNDAY TRIPS
Lv. Bloomfield at 3 o'clock, below West 14th St. at 8:55 A. M., 11 A. M. and 2:40 P. M.
Lv. Battery 9:30 A. M., 11:30 A. M. and 2:40 P. M.
SUNDAYS
Lv. Bloomfield at 3 o'clock, below West 14th St. at 8:55 A. M. and 10:40 A. M. Lv. Battery 9:20 A. M. and 11:10 A. M.

BUSINESS OPPORTUNITIES.
County Cavan Young Men's Ass'n.
The bar and lunch privileges for our annual excursion on Sunday, June 21, to Orchard Beach, Groves, and the Sound, will be sold on Tuesday evening, May 26, at Curry's Hall, 220 E. 47th St.
PIANOS AND ORGANS.
CHRISTMAN PIANOS
offer the finest proposition in baby and studio grand pianos; charming upright and player pianos; latest styles, elegantly finished; all guaranteed first class; it pays buyers to investigate; use piano, good make, reasonable price. For further information, address 220 E. 47th St. Tel. 300 and 301.

AUCTION SALES.
SALE IN BANKRUPTCY—United States District Court, Eastern District of New York.
In the matter of Samuel D. Isaacson, bankrupt—Take notice that the undersigned receiver will sell at public auction to the highest bidder a large and valuable quantity of Dry Goods, including Woolens, Silks, property as is in the store of the bankrupt, Samuel D. Isaacson, at No. 22 Manhattan ave., Brooklyn, New York City, will be sold by J. W. & W. H. REID, AUCTIONEERS, on TUESDAY, June 2, 1908, at 10:30 o'clock in the forenoon, from the said premises at No. 22 Manhattan ave., Brooklyn, and so much of the said property as is located at No. 505 Broadway, Manhattan Borough, New York City, will be sold by said auctioneers from the premises of Samuel D. Isaacson, bankrupt, at No. 505 Broadway, borough of Manhattan, New York City, on WEDNESDAY, JUNE 3, 1908, at 10:30 o'clock in the forenoon. These sales are made in pursuance of an order of Hon. Thomas L. Clifford, Judge of the United States District Court, Eastern District of New York.

REAL ESTATE FOR SALE—
NEW JERSEY.

REAL ESTATE FOR SALE—
NEW JERSEY.

ACRE PLOTS AS LOW AS \$250, CONTAINING 20 LOTS.

Some Ground That Is Exceptionally Well Located, Being
KNOWN AS THE HILL-TOPS OF NEW JERSEY.

QUARTER ACRES,
5 CITY LOTS, \$188

HALF ACRES,
10 CITY LOTS, \$375

DON'T MISS OUR SPECIAL TRAIN SUNDAY.
Possibly the only place where you can secure an acre of ground in the City Hall, New York, for such a low price. Adjusting property selling from \$100 per lot. Terms 5% down, 25% monthly, 25% off for cash. Titles perfect—guaranteed—Title Company free and clear.

\$1,000 Reward to Any One Who Can Match This Offer.
Give us a chance to open your eyes and lead you into the land of prosperity. Truly the most beautiful spot in the State of New Jersey.

RAHWAY ESTATES

RAHWAY, N. J. WHY go out forty or fifty miles to you to commute, where you pay more money for a simple lot of low ground? WHY not come along with us, and we will show you an acre of ground within one-third the distance, on the best railroad line in the country, with all kinds of train service, with connections to all the tunnels and right on the main line of the Pennsylvania RR? Present running time, 55 minutes. THEREFORE, IF you want to get in on one of the best Real Estate Propositions, this is positively an opportunity that only comes once in a lifetime. Our SPECIAL TRAIN leaves Cortlandt and West 30th Street Ferries, Pennsylvania RR, at 2 P. M. sharp Sunday also Jersey City, 2:18; Market street, Newark, 2:45. Week days, Wednesday and Saturday, 11:55 A. M. and 2 P. M., from the same stations. Be sure to look for our Agents, who are stationed at the different stations with red badges reading "Rahway Estates," or write us and we will mail you maps showing new tunnel connections.

The Kline Realty and Improvement Company,
132 Nassau Street, Manhattan.
Branch Office: 11 Graham Ave., Brooklyn.
Agents Wanted. Established Half-Century. Phone 4008 Brooklyn.

FREE!

Balloon View of Manhattan

and Newark, which is on the eve of its greatest real estate career. Let containing balloon view of Newark and surrounding territory, showing HILTONIA, Oranges, Jersey City, New York and Brooklyn (produced at considerable expense), with views of new tubes and history of tunnels. Send us a post card and we will mail you one absolutely free. Just think, a property only nine miles from New York City Hall, in Newark's fastest growing suburb, with most excellent street car and railroad facilities. The following shows the remarkable growth of Newark, taken from the City Directory, issued this month:

Names in Directory.	Population.	Names in Directory.	Population.
1905 105,631.....	283,289	1907 123,883.....	333,161
1906 118,658.....	307,403	1908 132,323.....	357,378

Lots selling for \$200 and up, with \$5 monthly payments and up. These lots will be selling for many times this amount upon the completion of tunnels, when trains from New York will be running to the heart of this fast-growing city in 15 minutes, and this will mean to Newark double its present population. Remember, HILTONIA has gas, city water, electric light, sidewalks, curb, flag, shade trees and other permanent improvements. We will guarantee you a profit on your investment and refer you to any banking institution in Newark. Spend Decemort. Day with us at our expense. Send postal at once, stating how many deals transportation, with all expenses paid, for that day, and remember the following facts:

1. Newark is on the eve of its greatest real estate career. 2. It is nearer to New York and better located than many so-called Long and propositions that sell for many times their value. 3. We are selling lots for \$200 and upward that are located now less than 40 minutes from Broadway. 4. These lots have all improvements, and we absolutely guarantee you a profit. 5. And last, but not least, you are dealing with well-known, established and responsible people. Send AT ONCE for Decoration Day transportation and our catalogue.

FEIBLEMAN & CO.,

Owners and Operators of Hiltonia, Newark's fastest growing suburb.
Phones—3922 Newark; 3792 Newark.

738 Broad St., Newark, N. J.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION.

JOHN JACOB ASTOR

You are credited with the keenest and best judgment of where to buy Real Estate for a future advancement than any other living man—

WHY TRASK ESTATE

part of his estate in the Westchester Ave. and Clason Point Road section of the Bronx—was your judgment at the time up to the usual standard or was it so-called good luck that made you select this spot?—at all events, your clear real estate mind must have discerned the present increase of value of this

WESTCHESTER AVE. and CLASON POINT ROAD
section—but in your bright judgment at that time—you could never have thought that your property and the TRASK ESTATE property in this section would be 30 minutes, absolute time, from City Hall.
YOU the wage of sharing in this excellent judgment of the TRASK ESTATE.

**The Auction Sale of
BRONX LOTS—600—BRONX LOTS**
of this TRASK ESTATE will take place next

**TUESDAY, MAY 26TH,
AT 11 A. M.**

at the Exchange Salesroom, 14-16 Vesey St., N. Y. City.

SEND FOR BOOKLET.
It will tell you all about these lots; no matter how small your income, you will be able to BUY ONE OF THESE LOTS.

the property TO-DAY or TO-MORROW by taking Subway change at Simpson St. to Westchester Av. trolley, or take 2d at 12 o'clock, or West 23d st. ferry, Penn. R. R., N. Y. side, 12:30, to

VISIT
JOSEPH P. DAY, Auctioneer,
31 Nassau Street, New York City.

REAL ESTATE FOR SALE—
NEW JERSEY.

SUMMER RESORTS.

EXCURSION SUNDAY
from our office at 12 o'clock, or West 23d st. ferry, Penn. R. R., N. Y. side, 12:30, to

**Jersey Manor
Lots \$15 Each**
One lot free adjoining your purchase. Come to-morrow 12:30. Tickets are free. Look for badge reading

W. C. REEVES & CO.,
124 East 20th st., Manhattan.

**SUMMER RESORTS
ON
LONG ISLAND**

A new booklet, "Summer Resorts on Long Island," for 1908, containing a list of hotels and boarding cottages, free on application at the following L. I. R.R. ticket offices: 120 Broadway, New York City; 336 Fulton st., Brooklyn; 100 N. 11th st., Philadelphia; 100 N. 11th st., Philadelphia; 100 N. 11th st., Philadelphia.

**THE 1908 WORLD ALMANAC
IS ON SALE 25c. BY MAIL, 35c.**

WORLD WANTS WORK WONDERS